

THUNDER MOUNTAIN ESTATES FILING 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Chaparral West, Inc. a Colorado Corporation is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2090 at Page 632 of the Mesa County Clerk and Recorders Office, and being situated in the NW1/4 NW1/4 SE1/4 Section 3, Township 1 South, Range 1 East, of the Ute Principal Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Beginning at a point on the West line of the NW1/4 NW1/4 SE1/4 Section 3, Township 1 South, Range 1 East, of the Ute Principal Meridian being 230.28 feet S00°00'00"E of the NW corner of the NW1/4 SE1/4 Sec. 3, T1S, R1E, U.M. and considering the West line of the NW1/4 SE1/4 Sec. 3, T1S, R1E, U.M. to bear N00°00'00"E and all bearings contained herein to be relative thereto; thence S89°53'30"E 130.00 feet; thence N00°00'00"E 36.88 feet; thence S90°00'00"E 42.00 feet; thence 31.45 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears N45°03'15"E 28.31 feet; thence S89°53'30"E 69.96 feet; thence S00°00'00"E 105.00 feet; thence S89°53'30"E 170.00 feet; thence N00°00'00"E 105.00 feet; thence S89°53'30"E 70.04 feet; thence 31.38 feet along the arc of a curve to the right with a radius of 20.00 feet and whose chord bears S44°56'45"E 28.26 feet; thence S90°00'00"E 42.00 feet; thence N00°02'30"E 230.42 feet along the East line of the NW1/4 NW1/4 SE1/4 Section 3, to the North line of the NW1/4 NW1/4 SE1/4 Section 3; thence along the North line of the NW1/4 NW1/4 SE1/4 of Section 3, N89°54'13"W 656.46 feet, to the Point of Beginning, containing 0.336 Acres as described.

That said owner has caused the said real property to be laid out and surveyed as THUNDER MOUNTAIN ESTATES FILING 3, a subdivision of a part of Mesa County, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, WATER LINES; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa.

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this Twenty-second day of March A.D., 1996.

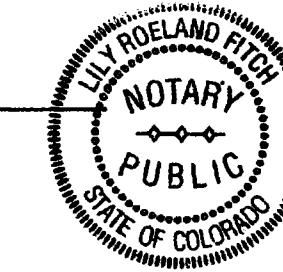
CHAPARRAL WEST, INC. A COLORADO CORPORATION

BY: Ronald H. Allen

STATE OF COLORADO }
COUNTY OF MESA } S.S.

The foregoing instrument was acknowledged before me this 22nd day of March A.D., 1996 by
of Chaparral West, Inc., a Colorado Corporation.

January 19, 1997
My commission expires:



R. J. Quelan Fitch
Notary Public
Address PO 2001, Dg, Co 81502

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 9:05 o'clock A.M. this 19th day of July A.D., 1996 and is duly recorded in Plat Book No. 15, Page 122 DRAWER NO. CC40 Fee 10.00
Rec# 1764744 Monica Todd Alvin Heine
Mesa County Clerk & Recorder Deputy Clerk

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 25th day of April A.D., 1996 County Planning Commission of the County of Mesa, Colorado.

Thomas A. Benton
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 17th day of July A.D., 1996 Board of County Commissioner's of the County of Mesa, Colorado.

Kathryn H. Hall
Chairman

SURVEYOR'S CERTIFICATE

I, Max E. Morris, certify that the accompanying plat of THUNDER MOUNTAIN ESTATES FILING 3, a subdivision of a part of the County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same.

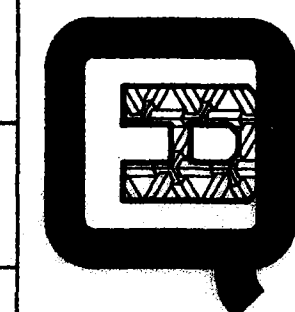
Max E. Morris
Max E. Morris, Q.E.D. Surveying Systems Inc.
Colorado Registered Professional Land Surveyor L.S. 16413

3/21/96
Date

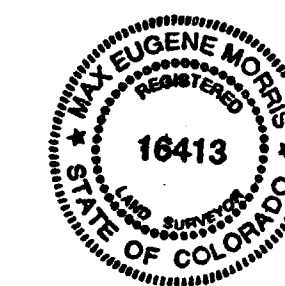
THUNDER MOUNTAIN ESTATES FILING 3

FINAL PLAT

SITUATED IN THE NW1/4 SE1/4 SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR:	CHAPARRAL WEST	SURVEYED BY: RM DS
SCALE:	1" = 50' FT	DRAWN BY: MEM DMM
DATE:	3/18/96	ACAD ID: TME3FIN
		SHEET NO.
		FILE: 94235.1



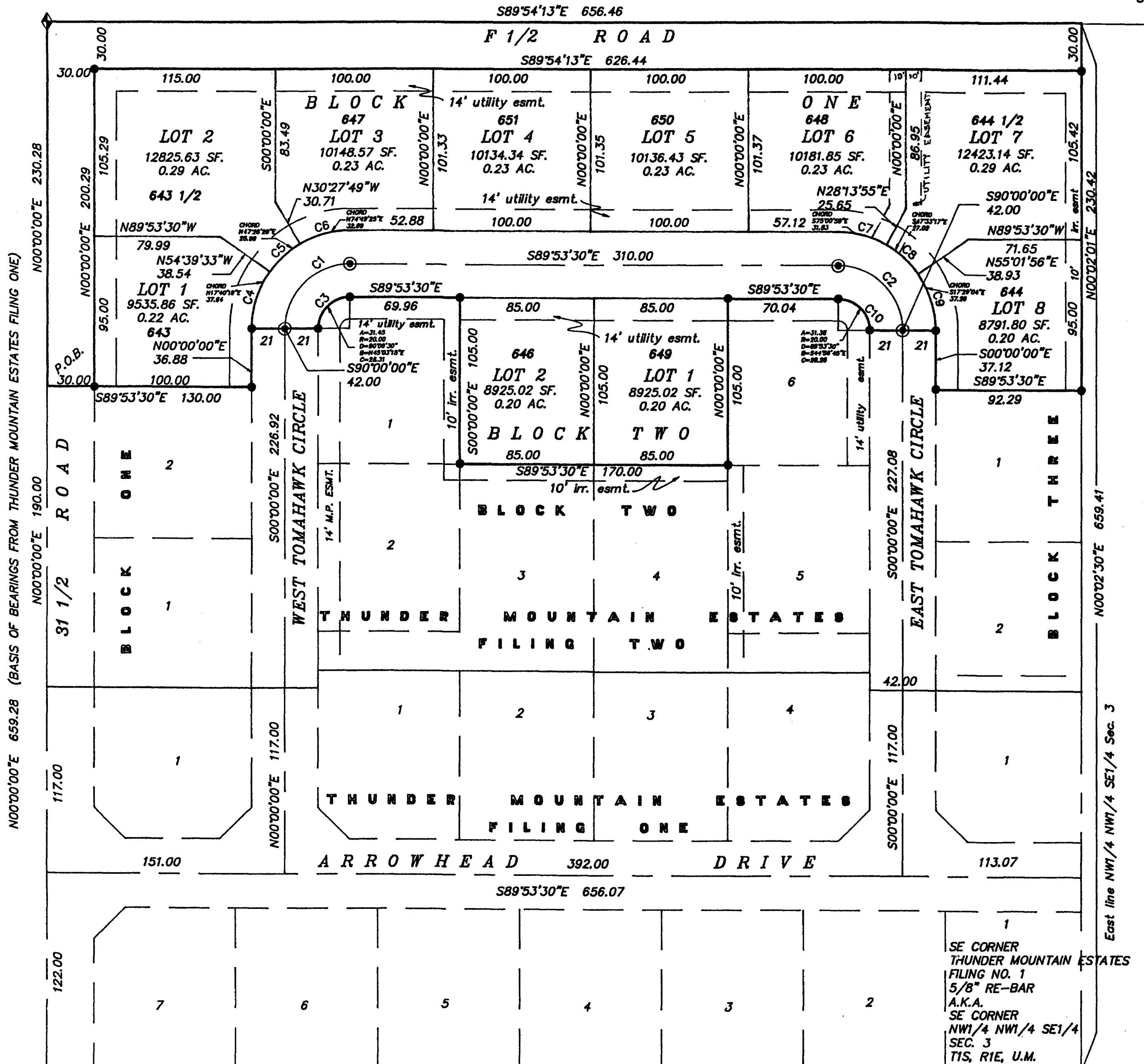
Q.E.D. SURVEYING SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION COLORADO 81501
(303) 241-2370
464-7568



NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

MCSM
NW CORNER
NW1/4 SE1/4
SECTION 3
T1S, R1E, U.M.
T.B.M. 4747.07



S89°54'13"E 656.46

BLM ALUM CAP
NE CORNER
NW1/4 SE1/4
SECTION 3
T1S, R1E, U.M.



N00°00'00"E 659.28 (BASIS OF BEARINGS FROM THUNDER MOUNTAIN ESTATES FILING ONE)

N00°00'00"E 659.34

MCSM
SW CORNER
NW1/4 SE1/4
SECTION 3
T1S, R1E, U.M.

CURVE TABLE						
ROAD CENTERLINE						
CURVE #	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	41.00	64.48	58.04	N45°03'15"E	90°08'30"	41.08
C2	41.00	64.33	57.93	S44°56'45"E	89°53'30"	40.92
PROPERTY LINES						
CURVE #	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C3	20.00	31.45	28.31	N45°03'15"E	90°08'30"	20.04
C4	62.00	38.25	37.64	N17°40'19"E	35°20'38"	19.75
C5	62.00	28.18	25.99	N47°26'28"E	24°11'42"	13.29
C6	62.00	33.08	32.69	N74°49'25"E	30°34'11"	16.94
C7	62.00	32.19	31.83	S75°00'59"E	29°45'02"	16.47
C8	62.00	27.24	27.02	S47°33'17"E	25°10'20"	13.84
C9	62.00	37.84	37.26	S17°29'04"E	34°58'07"	19.53
C10	20.00	31.38	28.26	S44°56'45"E	89°53'30"	19.96

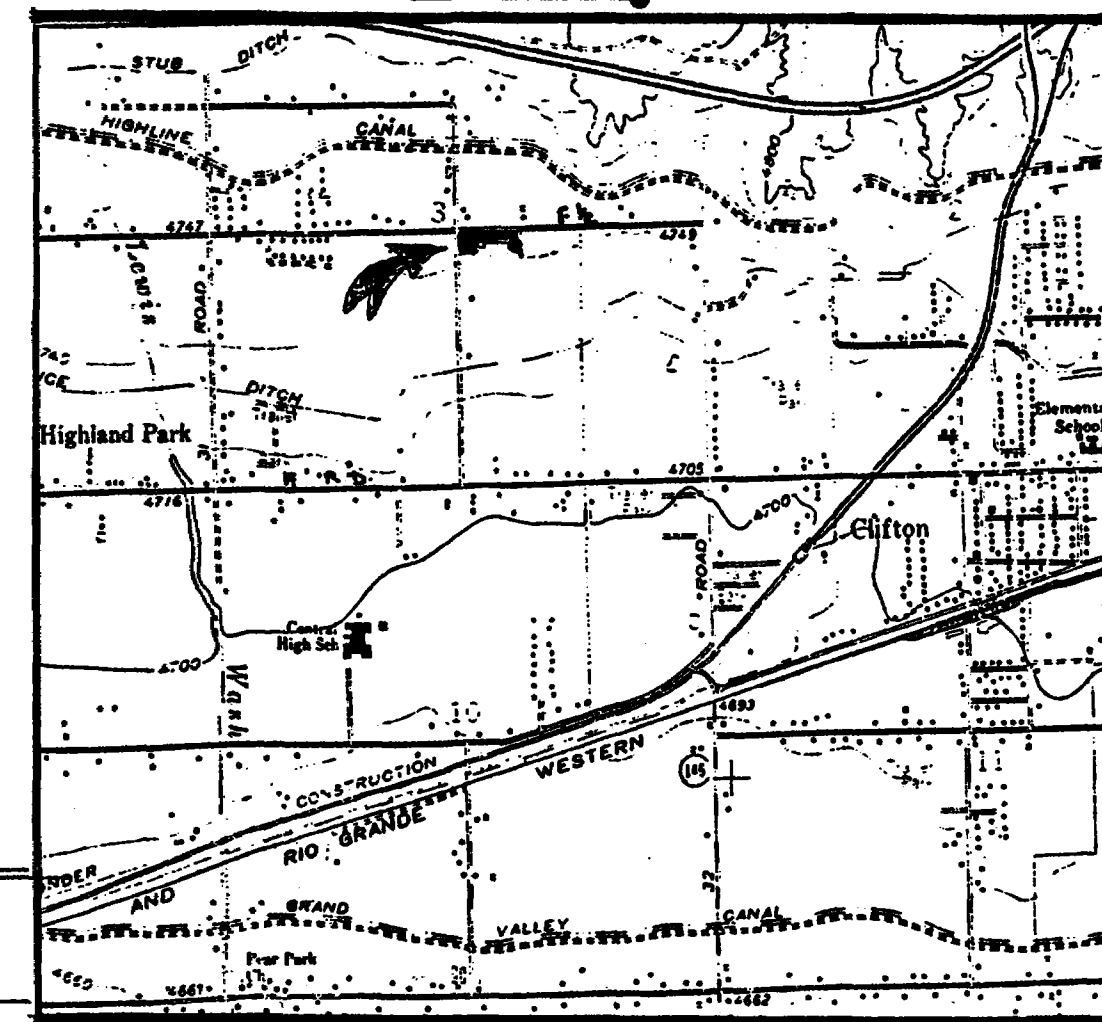
LEGEND & NOTES

- SET NO.5 REBAR L.S.#16413 IN CONCRETE FOR BOUNDARY MARKERS
- ┆ SET NO. 5 RE-BAR W/CAP L.S. 16413 AT ALL LOT CORNERS
- ◆ FOUND MESA COUNTY SURVEY MARKER
- ◆ B.L.M. ALUM. CAP
- ⊙ SET #5 REBAR W/CAP L.S.#16413 IN A MONUMENT BOX

AREA SUMMARY

LOTS = 2.34 ACRES = 70%
ROAD = 1.04 ACRES = 30%
TOTAL = 3.36 ACRES = 100%

COVENANTS FOUND IN BK 2182 PG 258-656 OF THE MESA COUNTY CLERK & RECORDERS OFFICE



VICINITY MAP
SCALE: 1IN = 2000 FT